

March 15, 2017

**PLANNING RATIONALE**  
**Zoning By-Law Amendment Application**  
**#4174 (#4198) Walter Bradley Road**

Introduction

The purpose of the subject Zoning By-Law Amendment Application is implement conditions of approval for severance of a new farm holding, under Committee of Adjustment File No. D08-01-16/B-00416.

The land to be rezoned represents the “Severed Lands” under the Committee of Adjustment approval. Condition 1 of the approval requires that the “Severed Land” be rezoned to prohibit residential development.

The parcel to be rezoned consists entirely of vacant agricultural land. Being approximately 54 hectares in size, the parcel will continue to be used exclusively for agricultural production.

Conclusion

No new development will occur as a result of approval. As required through policies of the City of Ottawa Official Plan and by conditions of approval by the Committee of Adjustment, the resulting vacant farm parcel will be rezoned to prohibit residential development, in order to preclude the creation of a new residential building lot.